STATEMENT OF INFORMATION

46 RACHEL DRIVE, CRANBOURNE NORTH, VIC 3977 PREPARED BY HADI GZ, LJ HOOKER DANDENONG, PHONE: 0470635510





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



46 RACHEL DRIVE, CRANBOURNE

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Indicative Selling Price

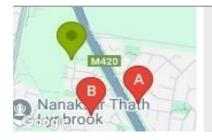
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$690,000 to \$735,000

Provided by: Hadi Gz, LJ Hooker Dandenong

MEDIAN SALE PRICE



CRANBOURNE NORTH, VIC, 3977

Suburb Median Sale Price (House)

\$720,000

01 October 2023 to 30 September 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



19 HORSFIELD ST, CRANBOURNE NORTH, VIC 📇 3 🕒 2 😓 2

Sale Price **\$705,000**

Sale Date: 03/07/2024

Distance from Property: 533m



10 STIRLING AVE, CRANBOURNE NORTH, VIC □ 3 □ 2 □ 1 Sale Price \$710,000 Sale Date: 27/05/2024 □

Distance from Property: 412m

This report has been compiled on 25/11/2024 by LJ Hooker Dandenong. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at

services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode

46 RACHEL DRIVE, CRANBOURNE NORTH, VIC 3977

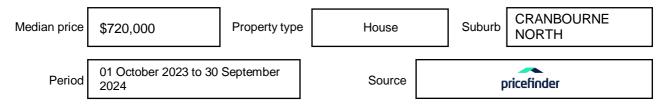
Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$690,000 to \$735,000

Median sale price



Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
19 HORSFIELD ST, CRANBOURNE NORTH, VIC 3977	\$705,000	03/07/2024
10 STIRLING AVE, CRANBOURNE NORTH, VIC 3977	\$710,000	27/05/2024

This Statement of Information was prepared on:



